

**Exhibit 54**  
**to TIC's Motion for a Preliminary**  
**Injunction**  
**(FILED UNDER SEAL)**

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**From:** Chetan Vyas  
**Sent:** Friday, June 29, 2012 3:37 PM  
**To:** Sudhakar Kalaga  
**Subject:** SER\_TIC Proposal  
**Attachments:** SER\_TIC Proposal.docx

July 02, 2012

Mr. Pablo D'Agostino  
Corporate Facilities Manager  
**Toshiba International Corporation (TIC)**  
13131 West Little York Rd  
Houston, Texas 77041

Subject: **New Control Plant Building with Parking lot and facility drainage improvements at Toshiba Facility, Houston Texas**

Based on the project documents provided we have derived at following construction scope, price and duration.

General Scope:

Approximate 110,000 SF Building with Concrete tilt-up walls and metal cladding walls. Composite roofing system, plumbing, electrical, mechanical (HVAC system with Chiller units & piping system), carpet and tile flooring, partition walls, lighting, fire sprinkler system, fire alarm system, elevator, electrically powered roll-up doors, and other items included in the plans. Gas powered generator with new service line.

General civil works items required are borrow and select fill for the building pad, domestic and fire water lines, drainage improvements, sewage lift station and force main, paving for fire lane, sidewalks, new south parking lot, detention pond excavation and fence relocation.

The plans show additional 20,000 SF of metal building as an optional work. Also there is an alternate for concrete tilt-up walls for the entire building.

Construction Estimate:

The Harris County review is ongoing and there may be some changes required based on final permit. Our estimate in the amount of \$18,702,801.00 is based on the provided documents and may need to be revised once the final contract documents are received.

Schedule Duration:

After mutually agreeing to the Notice to Proceed date, we will mobilize to the jobsite and provide a detailed construction schedule. We feel that the Work can be completed within 50 weeks pending inclement weather or other delays beyond our control.

We are a fully insured and bonded construction company and have completed numerous projects of this size and complexity.

We look forward to working with you on this project.

Sincerely,

Eddie Ramos  
President

## Construction Cost Estimate Items

Scope Item	Bid Amount
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### Site Work Items (Civil Works)

Demolition, Clearing & Haul-off	\$ 148,983
Detention Pond Enlargement	\$ 122,012
Sotrm Sewer System	\$ 430,047
South Parking Lot extension	\$ 633,948
Site Utilities Installation with Lift Station	\$ 500,891
Paving Items for New Control Plant Building	\$ 539,421

### Building Related Work Items

Earthwork & Foundation	\$ 1,798,070
Steel Frame & Metal Wall System	\$ 1,530,928
Concrete tilt-up walls	\$ 636,003
Built-up Roof	\$ 770,601
Architectural Items & Office Space Built-out	\$ 2,311,804
Restroom & Plumbing Items	\$ 426,399
Fire Sprinkler & Alarm System	\$ 338,037
Electrical Work	\$ 2,825,538
HVAC & Chiller Plant	\$ 4,490,036
Back-up Power Generator & Accessories	\$ 397,630
Special Equipments & Elevator	\$ 141,791
Optional Connector Building enclosure	\$ 660,662

Total Construction Cost Estimate	\$ 18,702,801
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**From:** Ravi Raj Yanamandala <ravi@geotesteng.com>  
**Sent:** Friday, June 29, 2012 5:13 PM  
**To:** Sudhakar Kalaga  
**Subject:** Fwd: Message from KMBT\_C220  
**Attachments:** SKMBT\_C22012062915510.pdf; ATT00001.htm

Please let me know if this looks good.

Thank you,

Ravi Raj Yanamandala  
Geotest Engineering, Inc.

Sent from my iPhone

Begin forwarded message:

**From:** Eddie Ramos <[eddie@serconstruction.net](mailto:eddie@serconstruction.net)>  
**Date:** June 29, 2012 4:53:33 PM CDT  
**To:** [ravi@geotesteng.com](mailto:ravi@geotesteng.com)  
**Subject:** Fw: Message from KMBT\_C220

Ravi

How does this look

thanks eddie

**Eddie Ramos**  
President

**SER Construction Partners, LLC.**

Direct (832) 473-4271

Office (713) 473-7900

Fax (713) 473-7919

[eddie@serconstruction.net](mailto:eddie@serconstruction.net)

[www.serconstruction.net](http://www.serconstruction.net)

--- On Fri, 6/29/12, [scanner@serconstruction.net](mailto:scanner@serconstruction.net) <[scanner@serconstruction.net](mailto:scanner@serconstruction.net)> wrote:

From: [scanner@serconstruction.net](mailto:scanner@serconstruction.net) <[scanner@serconstruction.net](mailto:scanner@serconstruction.net)>  
Subject: Message from KMBT\_C220  
To: [eddie@serconstruction.net](mailto:eddie@serconstruction.net)  
Date: Friday, June 29, 2012, 3:51 PM



**Eddie Ramos**  
**President**

Office (713) 473-7900  
Fax (713) 473-7919  
eddie@serconstruction.net

July 2, 2012

Mr. Pablo D'Agostino  
Corporate Facilities Manager  
**Toshiba International Corporation (TIC)**  
13131 West Little York Rd  
Houston, Texas 77041

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Eddie Ramos  
President

3636 PASADENA BLVD • PASADENA, TX 77503 • PO BOX 891145 • HOUSTON, TX 77289-1145  
PHONE (713) 473-7900 • FAX (713) 473-7919 • WWW.SERCONSTRUCTION.NET

## Construction Cost Estimate Items

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